

# ITEM 1B

## Zone Change

PLANNING COMMISSION AGENDA REPORT: 02/23/2016 (Tabled)

PLANNING COMMISSION AGENDA REPORT: 03/22/2016

PLANNING COMMISSION AGENDA REPORT: 05/10/2016

### ZONE CHANGE AMENDMENT

#### **The Joshuas**

Case No. 2015-ZC-037

#### **Background:**

This item was recommended for approval at the 3/22/2016 Planning Commission meeting. However, prior to being heard by the City Council, staff had several residents' state they did not receive the notices. After reviewing the noticing labels, a portion of the residents within the 500' was not noticed. Therefore, the application is being reheard with the correct noticing. Further, the applicant has made modifications to the site plan and has modified the location of the townhouses. Additional modifications include a two-story single family elevation for consideration.

#### **Request:**

This is a request to consider a zone change from R-3 (Multiple Family) to PD-R (Planned Development Residential) for phase 2 and amending the existing PD-R for phase 3 on approximately 16.78 acres. The proposal is to consider a 20 unit townhouse and 43 single family patio houses for Phase 3 on 10.05 acres, as well as, allow short term rentals for proposed and existing units.

#### **Project Name:**

"The Joshuas at Southgate"

#### **Owner:**

Church Properties LLC  
7433 South 3500 East  
Salt Lake City, UT 84121

#### **Applicant:**

Mr. Corbin Church, Church Properties

#### **Representative:**

Ms. Brandee Walker, Bush & Gudgell

#### **Location:**

This site is located along Tonaquint Drive north of the Southgate Golf Course.

#### **APN(s):**

SG-6-3-1-3013 (Vacant – one property)(10.05 acres)  
SG-JSG-1-1 thru SG-JSG-1-64 (individual properties - typ. about 0.05 ac. each)

- Acreage:** 16.78 acres ( 6.73 acres existing Phase 2 and 10.05 acres proposed Phase 3).
- General Plan:** MDR (Medium Density Residential)
- Existing Zoning:** The existing zoning is R3 and PD-R
- Adjacent Zoning:** North (across Tonaquint Drive) = PD-R, PD-C, R-1-8  
South = OS and R3  
West = R3  
East = R3
- General Plan:** Medium Density Residential (MDR) 5 to 9 dwelling units per acre. Units for this site could range from 50 to 90 dwelling units. Applicant is proposing 63 units for Phase 3.
- Project:** The applicant is proposing an amendment to the existing PD-R zoning, which includes single-family detached pad homes and townhouses on 10.05 acres. Single family property owners will have ownership of a private pad with common area surrounding the private pad. This is the same type of development that exists in phase one and two of the Joshuas of Southgate.
- The townhouses will be two-stories and will consist of buildings with four units per building. Each unit will have a two car garage and platted for individual ownership. The applicant has revised the location of two townhouse buildings, which were previously located along the golf course and replaced with single-family pads. The new layout moved the four unit townhouses to the east side of the property. In addition, the applicant reduced the number of units by one and is proposing two story single-family house elevations.
- The applicant is proposing to continue the phase 1 and 2 private streets to access the units. A privacy wall will be built along Tonaquint Drive with a 10' landscape strip. As part of the proposal, the applicant is requesting short term rentals for the existing homes in phase 2 and future phase 3.
- Units:** 43 single family and 20 townhouses
- Density:** 6.28 du/ac. According to PD regulations, density shall conform to the limitations set forth in the General Plan, which is 5 to 9 dwelling units per acre.
- Parking:** Off Street Parking Requirements, require two parking spaces per unit, with one being covered and the site is meeting those standards. Each

unit will have a 480 square feet, two vehicle garage, which complies with the parking requirement and counts as two parking spaces. In addition, one guest parking space per three units is required. Therefore, 21 guests parking are required and provided.

**Landscaping:**

The project will need to comply with the Landscape Ordinance (Ord. 10-25), additionally according to the Planned Development ordinance, 30% of the site must be landscaped and half of the landscaping must be in the form of live vegetation. The applicant is proposing 33.9%, which conforms to the ordinance. Total open space for phase 2 and 3 is 43.2%.

**Recreational Area:**

As per Ord. 10-8-5(K), (1,000 sq. ft. for the first 5 units and 200 sq. ft. for every unit after the first five) the applicant is required to provide at least 12,600 sq. ft. and proposing 15,295 sq. ft. The applicant is exceeding the required amount of sq. ft. of recreational space. The existing phase 2 also complies with the recreation requirement, providing 12,205 sq. ft. and 9,000 sq. ft. is required.

**Narrative:**

A written text was provided in compliance with Ord. 10-8-4 (see attached). Each proposal has its own narrative.

**Streets:**

The project will be served by 29' private streets. Phase 1 and 2 are accessed by a private drive and the applicant is proposing to extend and continue private streets.

**Building Heights:**

Townhouses will be two-stories and will not exceed thirty five feet (35') in height. The single family homes will be the same architecture as the existing phases.

**Short Term Rentals:**

The applicant is proposing short term rentals and the zoning ordinance has specific requirements regarding approval. In order to qualify for short term rentals, 100 percent (100%) consent from the existing property owners must be met (Phase 2), a minimum of 100 units, and a recreation component must be provided.

**Ordinance:**

**10-14-22 "Short Term Leases and Residential Properties"**

C. Definitions: As used in this section, the following words and terms are defined as follows. Words in the singular number include the plural, and those in the plural include the singular:

SHORT TERM RESIDENTIAL RENTAL PROPERTY: Property which is used by any person or entity, for hostel, hotel, inn, lodging, motel, resort or other transient lodging uses where the term of occupancy, possession or tenancy of the property by the person is for

twenty nine (29) consecutive calendar days or less, for direct or indirect remuneration. For this section, "remuneration" means compensation, money, rent or other consideration given in return for occupancy, possession or use of real property.

D. **Requirements:** Short term residential rental properties are prohibited in all residential zones, mobile home zones, agricultural zones, and residential planned development zones, unless the property satisfies the requirements enumerated in this subsection.

1. **Planned Development (PD) Zone Requirements:** Short term residential rental properties are permitted within a PD zone and may be approved by the city council if the requirements set forth herein are satisfied. Amending a PD zone to allow short term rentals shall constitute a significant change to the PD zone and thus require a zone change amendment as required in section 10-8-10 of this title. If a PD zone is amended to include short term residential rental properties as a permitted use, all final plats and covenants, conditions and restrictions (CC&Rs) which have been recorded shall be amended to include a note indicating that short term residential rental properties are a permitted use.

a. Short term residential rental properties may be a permitted use within a PD zone if all the following criteria are satisfied:

(1) The PD zone shall designate specific areas or phases within the zone where short term residential rental properties are permitted.

(2) A minimum of one hundred (100) dwelling units shall be approved in the PD zone's master plan.

(3) The PD zone shall have a regulation eighteen (18) hole golf course or it shall contain recreation facilities consisting of one or more of the following: a) tennis or pickle ball court, b) pool and clubhouse, or c) other similar recreational amenity as approved by the city council.

(4) Written consent shall be obtained from one hundred percent (100%) of the property owners within the recorded plat thereof consenting to allow short term residential rental

E. **License Required:** The owner or property manager of each short term residential rental property shall obtain a short term residential rental property business license as required in this code prior to commencing the use. (Ord. 2010-07-001, 7-1-2010)

**Phases Consent:**

100 units minimum required per code

Phase 1 = Not included, due to not having 100% consent.



Phase 2 = 45 lots – Short Term Rental proposed  
(Note: Lots 32 & 33 removed for amenity area)

Phase 3 = 63 lots (1 – 50) – Short Term Rental

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**Total = 108 units**

**Amenities proposed:**

The applicant is proposing to include a pool, spa, splash pad, gathering area, and restrooms as amenities for Phases 2 and 3. Note that the phase line would split the amenities. No clubhouse is proposed. The proposed amenity is not listed in City Code, therefore requires that an amenity be approved by City Council. According to the applicant, they intend to begin construction of the amenity once the PD approved.

**Staff Comments:**

1. All final plats and covenants, conditions and restrictions (CC&Rs) which have been recorded shall be amended to include a note indicating that short term residential rental properties are a permitted use. Phase 2 will need to be amended to include the note and modified layout as proposed.
2. City Code requires that an amenity not listed in the ordinance, must be approved by City Council. Applicant is proposing a splash pad pool.
3. The applicant is proposing private streets, in order to continue the existing streets.
4. Comply with 10-14-22 "Short Term Leases and Residential Properties" ordinance.
5. PD zone requires the site plan, density, elevations, and material board be reviewed and approved.
6. Must comply with parking standards for short term rentals.
8. The applicant has submitted a colored site plan, colored elevations and a color materials board as required.
9. Buildings must meet setback and building separation requirements for the PD zone.
10. Garage size must be a minimum of 480 square feet, in order to be considered as meeting the parking standard.

11. Building permits for construction must be obtained within eighteen (18) months or property will revert back to the previous zone.

12. MDR (Medium Density Residential) designation provides a density range of 5 to 9 units per acre, which does not always indicate that 9 units per acre is appropriate for every parcel of land.

**Options (Motions):**

The Planning Commission has several options:

1. Deny the zone change
2. Approve the zone change as presented
3. Approve the zone change with additional conditions
4. Table the zone change to allow for additional information to be provided as determined.

## Example of Consent Form

*(All forms are in case file)*

### BACKGROUND

Church Properties LLC proposes to rezone The Joshua's Phase 1 (20 lots) and Phase 2 (47 lots) from R3 (Multiple Family) zone to PD-R (Planned Development Residential) zone. It is also proposed to combine the adjacent existing PD-R vacant property located immediately to the north east with a ZCA (Zone Change Amendment) to include the rezoned Joshua's Phase 1 & 2. This will constitute a new master planned community of over 100 units which will allow the possibility of vacation rental properties. Note that short term rentals are prohibited in all residential zones, unless the requirements enumerated in Zoning Ordinance Title 10 Chapter 14 "Supplementary and Qualifying Regulations," Section 10-14-22 "Short Term Leases of Residential Properties," particularly Section 10-14-22.D which will allow short term (vacation) rentals in a PD (Planned Development) zone if 100% consent of property owners within the recorded plat consent are received, there is a minimum of one hundred (100) dwelling units, and recreational amenities are provided (18 hole golf course, or tennis court, pickle ball court, pool and clubhouse, or similar approved amenity by the City Council).

### CONSENT TO A ZONE CHANGE AND ZONE CHANGE AMENDMENT

I, the undersigned, am the legal owner of real property located in 'The Joshua's' at 2261 S. Torrey Pines Dr. (Lot # 1), Phase 1, St George, Utah 84770. I have reviewed and understand the petition of Church Properties LLC to rezone 'The Joshua's Phase 1 & 2' at Southgate Subdivision from R3 (Multiple Family) to PD-R (Planned Development Residential)

I also understand the petitioner seeks to 'Master Plan' the Joshua's Phase 1 & 2 with adjacent existing vacant PD-R land to the north east. That, the areas will be combined by the mechanism of a ZCA (Zone Change Amendment) into one PD-R overlay zone.

I also understand that the petitioner seeks to include short term residential rental properties as a 'permitted use' in the PD-R overlay zone in accordance with St George City Code 10-14-22.

I consent to and accept the requested ZC (zone change) and ZCA (Zone Change Amendment) as described above. I further waive all objections to the requested ZC & ZCA and release the petitioner from all liability arising from or related to such modifications.

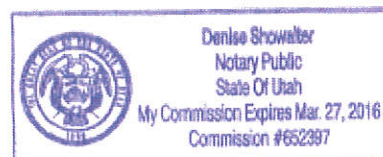
Kathy Bjorklund

2261 S. Torrey Pines Dr. #1, Saint George, UT 84770

Kathy Bjorklund  
Signature

Subscribed and sworn to before me this 2nd day of October, 2015.

[Signature]  
NOTARY PUBLIC





## Overall Aerial Map





## Aerial of Site





## Phase 1 and 2 (Partially developed)





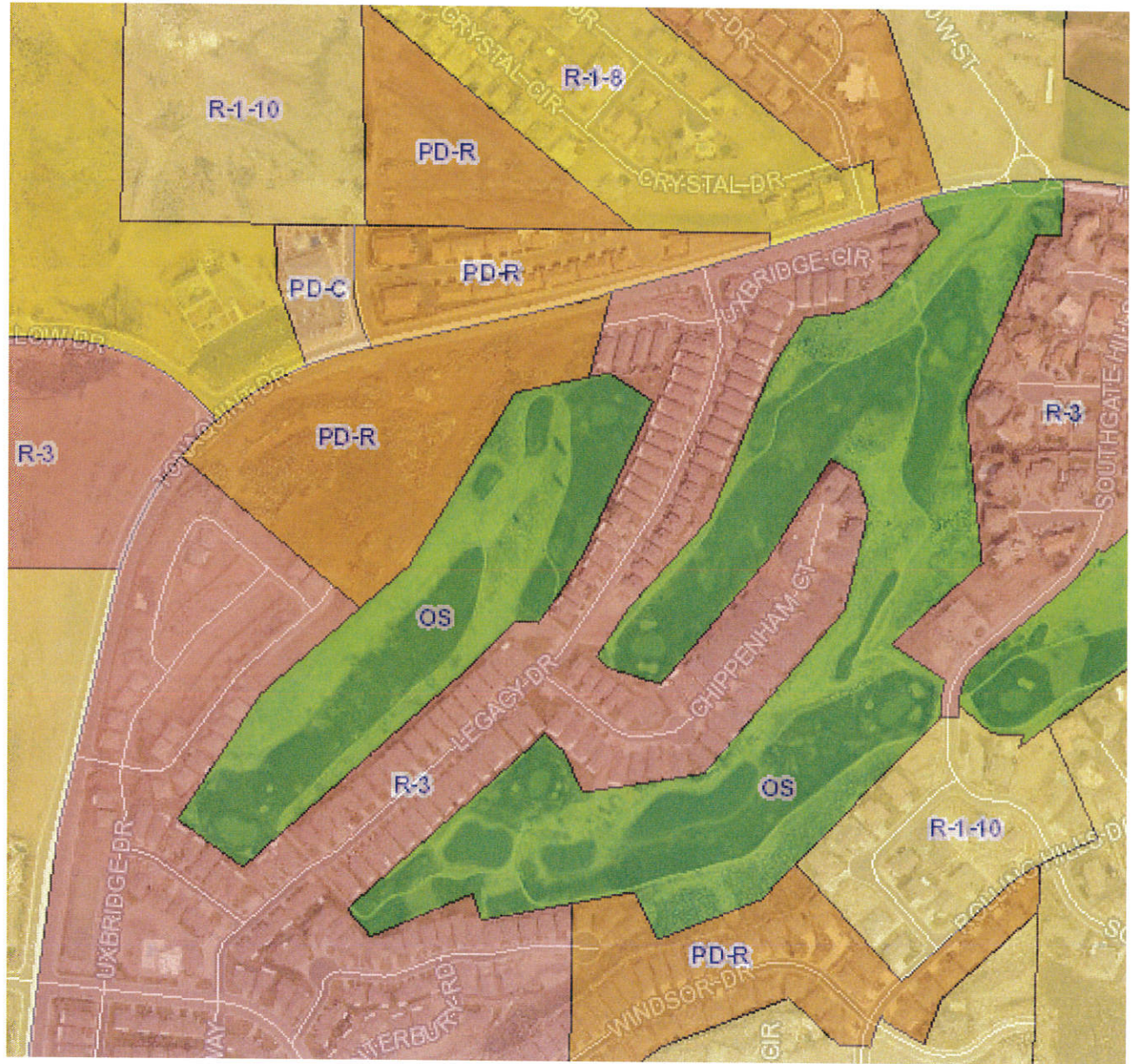
## Phase 3 (Vacant Land) (Vacant Land)







## Zoning Map





## Street View(s) (Google Maps)





## APPLICATION

(Short Term Rental Application)

**PD ZONE CHANGE  
PLANNED DEVELOPMENT (PD)  
APPLICATION & CHECKLIST**

CITY OF ST GEORGE

RECH: 00483652 11/30/2015 1:07 PM  
 TRAV: 150,000 PLANNING FEES  
 OPER: LLC  
 REF: 175  
 PD: 175  
 PLANNING: 1,000.00  
 TENDERED: 1,000.00  
 APPLIC: 1,288.90  
 CHANGE: 0.00

APPLICATION FOR A ZONE CHANGE AS PROVIDED BY THE  
 CITY OF ST. GEORGE ZONING ORDINANCE  
 CITY OF ST. GEORGE, UTAH

**I. PROPERTY OWNER(S) / APPLICANT & PROPERTY INFORMATION**

LEGAL OWNER(S) OF SUBJECT PROPERTY: Church Properties LLC

MAILING ADDRESS: 7433 South 3500 East, Salt Lake City, UT 84121

PHONE: 801-673-2344

CELL:

FAX:

APPLICANT: Corbin Church

(If different than owner)

MAILING ADDRESS: 7433 South 3500 East, Salt Lake City, UT 84121

PHONE:

CELL:

FAX:

EMAIL ADDRESS(ES): corbinchurch@gmail.com

CONTACT PERSON / REPRESENTATIVE: B&amp;G - Brandee Walker

(i.e. Developer, Civil Engineer, Architect, if different than owner)

MAILING ADDRESS: 205 East Tabernacle #4, St. George, UT 84770

PHONE:

CELL:

FAX:

EMAIL ADDRESS(ES): bwalker@bushandgudgell.com

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property and the surrounding areas.) Include a **colored** site plan and **colored** landscape plan, and **colored** elevation drawings (all four sides) suitable for presentations in public meetings. The Joshuas at Southgate is located on the Southgate Golf Course along Tonaquint Drive

The Zone Change becomes effective on the hearing date if approved by the City Council. A PD (Planned Development Residential Zone) is approved for a period of 18 months only unless building permits have been issued and the project commenced prior to 18 months from the above hearing date.

**OFFICE STAFF USE ONLY**

CASE #: 2015-ZC-037 FILING DATE: 11/30/15 RECEIVED BY: [Signature] RECEIPT #:

\*FEE: \$500 (Filing fee and 1<sup>st</sup> acre) + \$50.00 per ac for 2-100 ac and \$25 per ac 101-500 and \$10.00 per ac 501-plus

Total acres: 15.78

\$1,288.90

500 + (15.78 x 50) = 1289

**II. ADDITIONAL INFORMATION**

Provide the following information: (Attach additional sheets if necessary)

1. What is the present zoning on the property? R3 & PD
2. What zone or zones are requested by this application? PD
3. Is the zone change in harmony with the present City General Plan? Yes ☒ No ☐
4. If no, what does the City General Plan propose for the subject property?  
(If the application is not in harmony with the City General Plan, a General Plan Amendment hearing will be required prior to the zone change request. General Plan Amendment hearings are held **four (4) times per year** in January, April, July, and October. A General Plan Amendment application can be obtained from the Community Development Department or online at <http://www.sgcity.org/commdev/forms.php>)
5. Total acreage of proposed zone change: 16.78
6. Are there deed restrictions against the property that might affect the requested zone change?  
Yes ☐ No ☒  
A copy of the deed restrictions, if any, may be submitted in support of the application and shall be submitted if contrary to the request zone change.
7. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?  
Yes ☐ No ☒  
**IF YES**, submit the Traffic Impact Study with the application for review by Traffic Engineering.  
**IF NO**, a Traffic Impact Study will be required (if determined necessary at Planning Staff Review) to be submitted with the application and reviewed prior to approval by the City Council.
8. Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change parcel? Yes ☒ No ☐  
Please describe the projected demand for utility services: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**III. SUBMISSION CHECKLIST FOR PD (PLANNED DEVELOPMENT) ZONE****(A COMPLETE ZONE CHANGE APPLICATION MUST BE SUBMITTED A MINIMUM OF 3 WEEKS PRIOR TO THE NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING)**

Development/Project Name The Joshuas at Southgate Phase 2 & 3  
(Project name **must be** previously approved by the Washington County Recorder & City Planning Department)  
Developer/Property Owner \_\_\_\_\_ Phone No. \_\_\_\_\_  
Contact Person/Representative \_\_\_\_\_ Phone No. \_\_\_\_\_  
Licensed Surveyor \_\_\_\_\_ Phone No. \_\_\_\_\_

**PD ZONE CHANGE PROCEDURE**

**Step #1** **Meet with Planning Staff Review (PSR) – Meets every Tuesday at 8:30 a.m. Call Community Development at 627-4206 to be scheduled for this meeting.**

Note: Call at least one day in advance to schedule.

**Step #2** **Document Submission Checklist\*****Legal Description Documents:**Submit the following documents: (These documents **must** be prepared by a licensed surveyor)

- ☐ 1. Described bearings on all documents must be rotated to HCN;
- ☐ 2. Legal description prepared on 8-1/2" x 11" sheet and signed by a licensed Surveyor;
- ☐ 3. Minimum size 8-1/2" x 11" graphical representation of Survey Boundary;
- ☐ 4. Legal description and Surveyed Site Plan (Record of Survey) drawing in DWG format on a CD for the GIS Department;
- ☐ 5. 24"x36" Surveyed Site Plan (Record of Survey) drawing sheet(s) for meeting exhibit

**Other Submission Documents:**

- ☐ 6. This Zone Change application form completed and signed;
- ☐ 7. Appropriate\*\* Filing Fee: \$500 (filing fee and 1" acre) + \$50.00 per acre for 2-100 acre and \$25 per acre 101-500 and \$10.00 per acre 501-plus
- ☐ 8. County ownership plat with boundary of zone change outlined;
- ☐ 9. List of property owners within 500' and **two sets** of mailing labels;
- ☐ 10. **Colored** Site Plan & Landscape Plan – minimum size 24" x 36";
- ☐ 11. Building elevation(s) – **Colored** renderings, all four building sides;
- ☐ 12. **Board mounted** materials and color samples (i.e. roof tile samples, stucco samples, stone samples, and paint color swatches, etc.);
- ☐ 13. For buildings over 35' ft in height also provide a **colored photo simulation**;



- ☐ 14. 8-1/2" x 11" reduction of the site plan, landscape plan, and building elevations;
- ☐ 15. Written text (as outlined in Zoning Ordinance Chapter 8, Section 10-8-4);
- ☐ 16. CD with the above images in JPEG, BMP or TIFF format and the written text in PDF format

*\*Note: This application will be considered incomplete without the above documents*

*\*\*Note: There is NO FEE for acreage rezoned to Open Space*

### **Step #3 Planning Commission and City Council Hearings**

Planning Commission usually meets the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of the month at 5:00 p.m. All applications, the legal description and surveyed site plan drawing (Record of Survey) must be complete and submitted at least 3 weeks prior to the meeting. Incomplete or inaccurate applications **will not** be accepted or scheduled. City Council sets a public hearing date after a recommendation for approval from the Planning Commission, and then there is a 14-day advertising period prior to the public hearing.

#### **Hearing Dates:**

Planning Commission \_\_\_\_\_  
 City Council Set Date \_\_\_\_\_  
 City Council Hearing Date \_\_\_\_\_  
 Council Action \_\_\_\_\_

**Filing Fee:** \$500 (filing fee and 1<sup>st</sup> acre) + \$50.00 per acre for 2-100 acre and \$25 per acre 101-500 and \$10.00 per acre 501-plus - NO FEE for acreage rezoned to Open Space \$1,288.90

#### **IV. COMMENTS**

1. Please be aware that, if determined necessary by City staff, Planning Commission and the St. George City Council, additional information and/or special studies may be required to review the project. These may include, but not be limited to: Additional Color Renderings, Photo simulations, Computer fly-bys, Site Section Cuts, Color 'Bird's Eye' renderings, and additional color swatches and building materials.  
 \_\_\_\_\_  
 \_\_\_\_\_
2. Until the following information is submitted, your application will be considered incomplete:  
 \_\_\_\_\_  
 \_\_\_\_\_
3. Required site improvements such as pavement for parking areas, curb and gut storm drain facilities, and all other improvements required under City Ordinal

the issuance of a certificate of occupancy or approval for permanent electric power service. In the event such improvements cannot be completed prior to receiving permanent or a certificate due to weather conditions or other unusual circumstances, a financial guarantee in the form of a cashiers check, bond, escrow, or other financial guarantee acceptable to the City attorney shall be provided to the City guaranteeing that such improvements will be fully completed within ninety (90) days of the issuance of permanent power and/or a certificate of occupancy.

#### **V. APPLICANT AGREEMENT**

We the undersigned applicant(s) \_\_\_\_\_  
 (is/are) the owner(s) \_\_\_\_\_  
 or (agent) of the following legally described property and request the zone change as described above.  
(Exact legal description and surveyed site plan (Record of Survey) drawing prepared and stamped by licensed surveyor, and/or property ownership plat must accompany application and must be attached hereto along with the legal description and the surveyed site plan (Record of Survey) drawing in DWG format on CD.) The legal description, if separated from the surveyed site plan (Record of Survey) drawing, must be stamped, signed, and dated, and have a firm name or surveyor's name address and phone number. **Note:** Surveyed Site Plan (Record of Survey) drawing and legal description shall comply with the pertinent subdivision Final Plat Checklist requirements.

Signature C. B. GEE Address 7433 S. 3500 E., SLC, UT 84121

Signature \_\_\_\_\_ Address \_\_\_\_\_

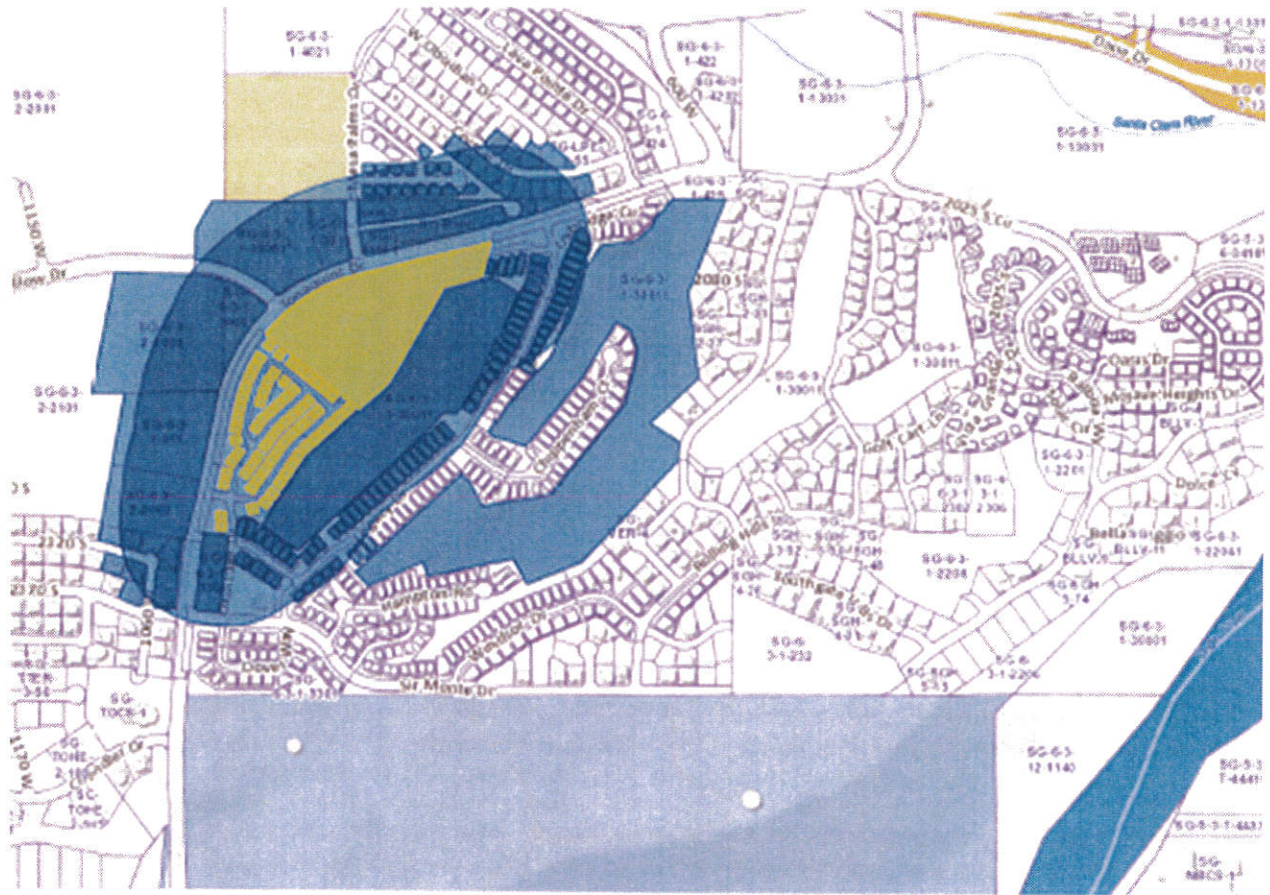
Signature \_\_\_\_\_ Address \_\_\_\_\_

Signature \_\_\_\_\_ Address \_\_\_\_\_

Signature \_\_\_\_\_ Address \_\_\_\_\_

Attach additional sheets if necessary for additional owners.

## Noticing – 500 Ft Radius



**REVISED FROM ORIGINAL TEXT**

**The Joshuas at Southgate**

PD Zone Written Text

Short Term Rental

*Updated Open Space – 63 units*

5/2/2016

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*A Planned Unit Development at Southgate Golf Course & Tonaquint Drive*

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It is being proposed to amend the existing zoning of The Joshuas at Southgate to allow for owners to provide short term rental of their property. This addition to the previously submitted written text is to provide updated open space and density calculations. The total unit count for Phase 3 has been reduced to 63 units.

**A. Open Space**

The updated layout for Phase 3 provides 3.39 acres (33.9%) of landscaped open space. The proposed amenity area located within Phase 3 boundaries provides an additional 13,717 square feet providing an overall open space of 43.2%.

**B. Density**

With the reduction of one unit for Phase 3 the updated project density is now 6.28 dwelling units per acre.

## Zoning Amendment

### The Joshuas at Southgate

It is being proposed to amend the existing zoning of The Joshuas at Southgate to allow for owners to provide short term rental of their property. The intent of the amendment is to give property owners more flexibility in the use of their property. The amendment will bring a new amenity area that will include a pool and playground as per the attached exhibit. The amenity area will be centrally located to accommodate all homes in existing phases 2 and future phase 3. In order to provide the amenity area a total of three home sites have been eliminated.

Attached are the signed Consent to Zoning Modifications from each property owner affected by the PD amendment.

*(Note that the consents include language to allow for Phase 1 but at time of this application Phase 1 is not being included.)*



## **The Joshuas at Southgate**

### **PD Zone Written Text**

2/10/16

#### ***A Planned Unit Development at Southgate Golf Course & Tonaquint Drive***

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It is being proposed to amend the existing zoning of The Joshuas at Southgate to allow for owners to provide short term rental of their property. The intent of the amendment is to give property owners more flexibility in the use of their property. The amendment will bring a new amenity area that will include a pool and playground as per the attached exhibit. The amenity area will be centrally located to accommodate all homes in existing Phase 2 and future Phase 3.

#### **A. Use of Land**

The Phase 3 site consists of 10.03 acres with 44 single family pads and 20 attached townhome units proposed. The townhomes are 4-plex buildings with each unit having a garage and driveway. An additional 13 guest parking stalls has been added.

The development will have a community recreation area in centrally located between existing Phase 2 and proposed Phase3. This area will provide a pool and small tot lot play area. Additional parking stalls adjacent to this area are being provided.

#### **B. Height and Elevations**

The single family homes will be consistent to what has been constructed in the existing Phase 1 and 2. The homes will be stucco finish with rock accents and concrete tile roofing in desert tones.

The townhome units will be two story buildings with the same finishes as the single family product.

#### **C. Density**

The project density is 6.38 dwelling units per acre.

#### **D. Schools, Churches and Open Space**

The PD Zone requires a minimum of 30% open space (*Phase 3: 3.01 acres*), with this development we are proposing 31% (*Phase 3: 3.07 acres*). The project is adjacent to Southgate Golf Course.

This project is located in close proximity to existing schools and churches.

#### **E. Phasing Plan**

Phase 2 is existing and Phase 3 is being proposed as one phase of 64 units at time of this application.

#### **F. Topography**

The existing use of the land is vacant with sloping terrain from the southeast corner by the golf course, north to Tonaquint Drive.

#### **G. Landscape Plan**

The proposed Landscape Plan is included with this narrative as an exhibit.

#### **H. Area Reserved for Landscaping**

The project landscaping will be desert themed with a 10 foot buffer strip along Tonaquint Drive. A 6 foot tall privacy wall will be built along the Tonaquint Drive frontage as per City standards. The landscape will be mostly rock with very little grass due to the clay soils. Refer to the Landscape Plan exhibit.

#### **I. Utilities**

All needed utilities are stubbed and located in Tonaquint and Uxbridge Drive. The sewer will flow to the low point in the northeast corner of the project at Uxbridge Drive. Water and power are easily accessible from the site.

#### **J. Refuse Storage Areas**

#### **K. Lighting Plan**

All proposed lighting will be located on the building units. It is desired to keep the project low light with small lamp post poles if needed in the entry and parking areas. There is existing street lights located along Tonaquint Drive.

#### **L. Turning Space**

The roads layout in loops as to allow for the best possible flow of traffic and for public safety to access. There are no dead end streets being proposed.

#### **M. Signs**

There will be a project monument sign located near the entrance point of the development to welcome residence and guests.

# 2015-ZC-037

## The Joshua's at Southgate



## An aerial photograph of a residential neighborhood with various streets labeled. A blue arrow points to a location on Tonaquint Dr, near the intersection with Uxbridge Cir. The map shows a mix of developed areas with houses and golf courses, and undeveloped brownish land. Other labeled streets include Dixie Dr, Tonaquint Dr, Southgate Hills Dr, Rolling Hills Dr, Southgate Hills Dr, Chippenham Ct, Legacy Dr, Uxbridge Dr, Dover Way, 1060 W Cir, Ly Hollow Dr, Crystal Dr, Lava Pointe Dr, Obsidian Dr, Mesa Palms Dr, 600 W St, and Golf Cart Ln.

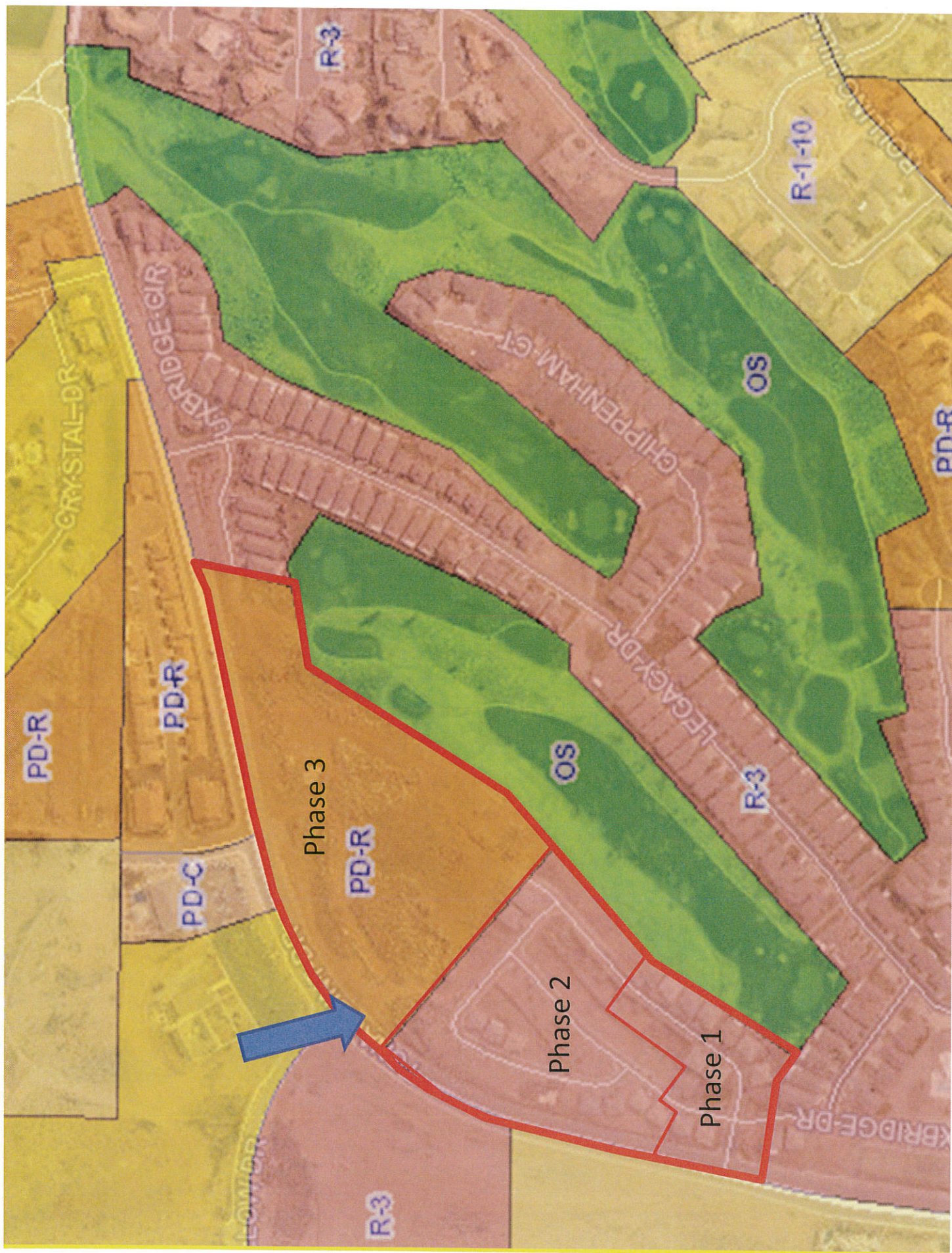








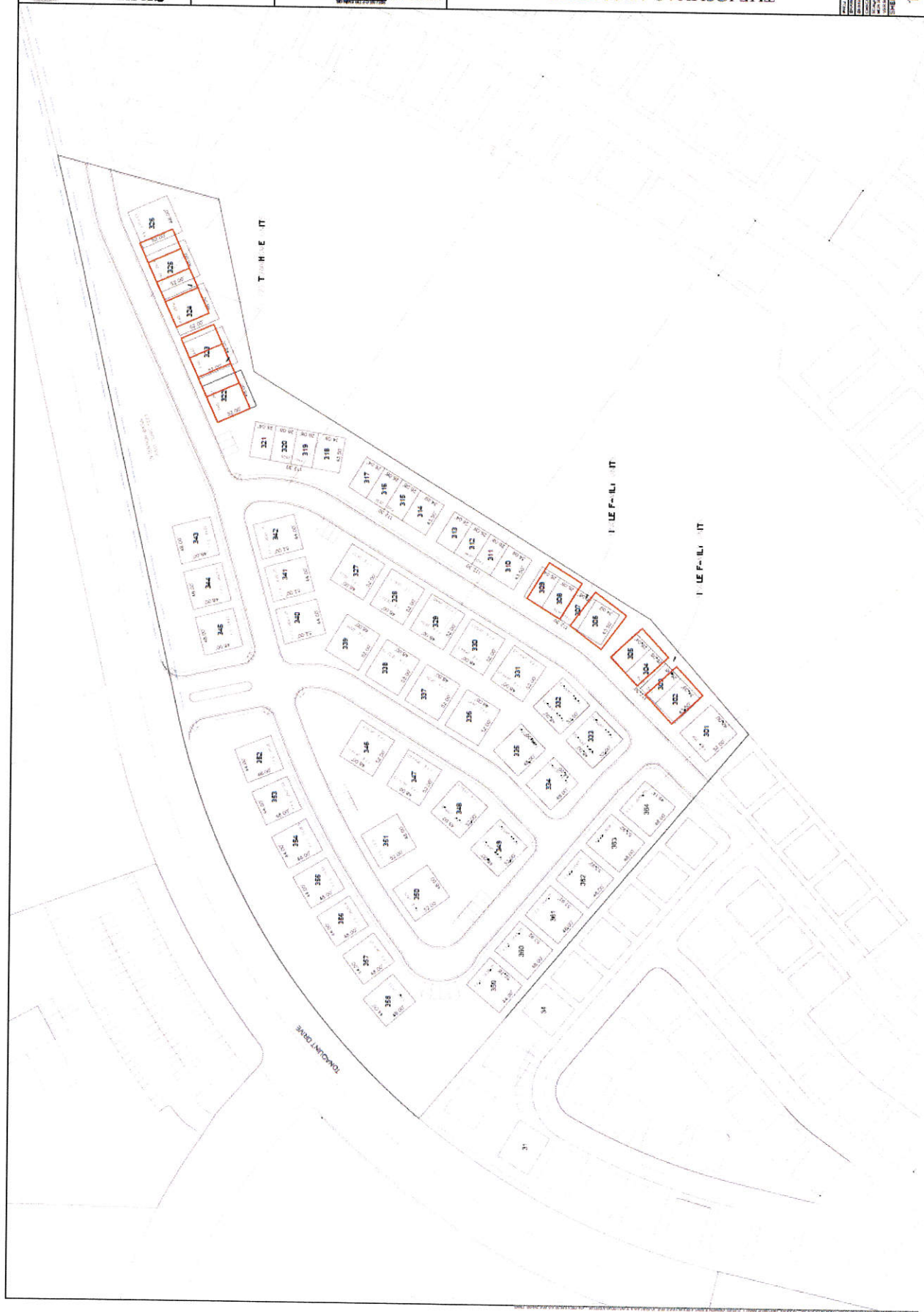












Previous Plan with changes in red

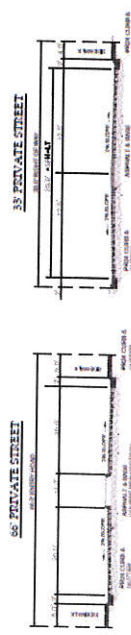
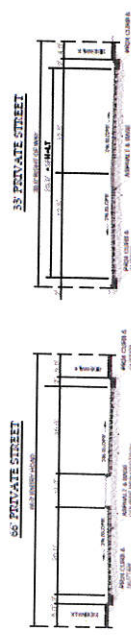
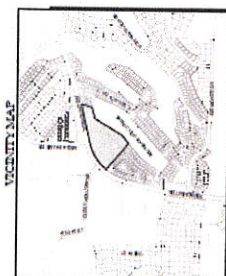
## 1 of 1

**OWNER CONTACT**  
**QUARRY INVESTMENTS, LLC**  
 44 WEST 1300 NORTH  
 SPRINGVILLE, UT 84603  
**SALISBURY HOMES**  
 601-944-0024

**PROJECT DATA**  
 PROJECT AREA: 10.2 ACRES  
 DENSITY: 4.3 D.U./ACRE  
 ZONING: R-1 FOR  
 PRIVATE STREETS

**TOTAL UNITS**  
 SINGLE FAMILY: 47 PADS  
 ATTACHED: 25 UNITS  
 TOTAL: 72

**PARKING**  
 "TACHUNG" PEBBLE & GRASS  
 "TO GREET STALLS, PROTECTED

[illegible]





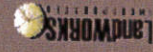


TONAQUINT DRIVE



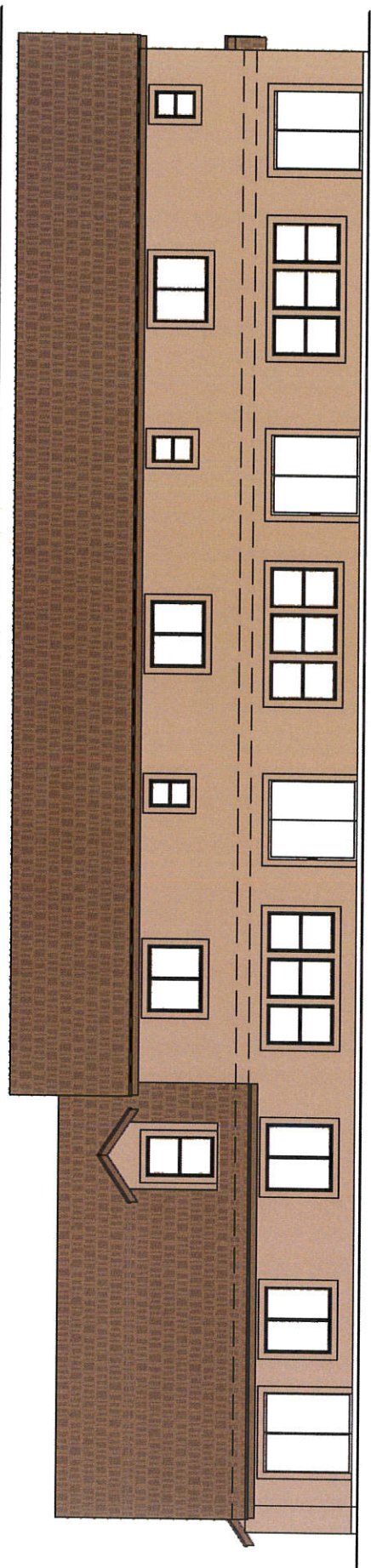
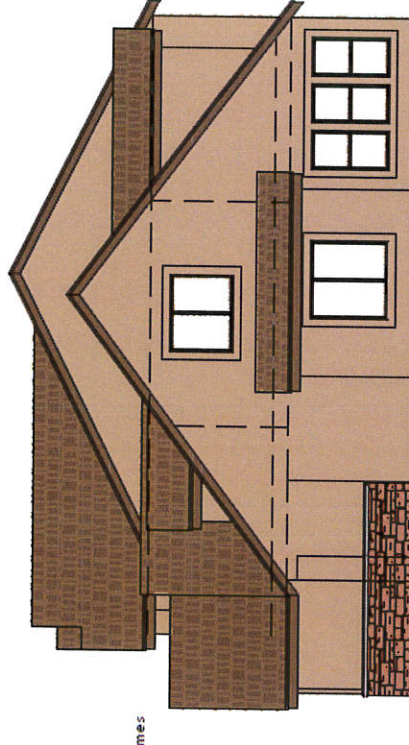
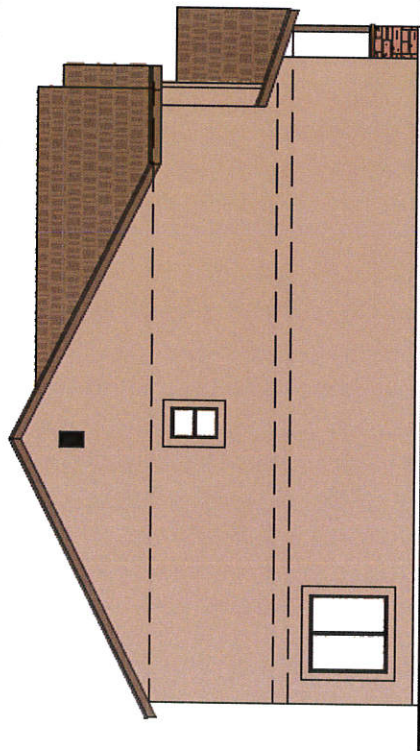
SCALE 1"=20'

# JOSHUA'S AT SOUTHGATE Proposed Pool and Amenity Complex

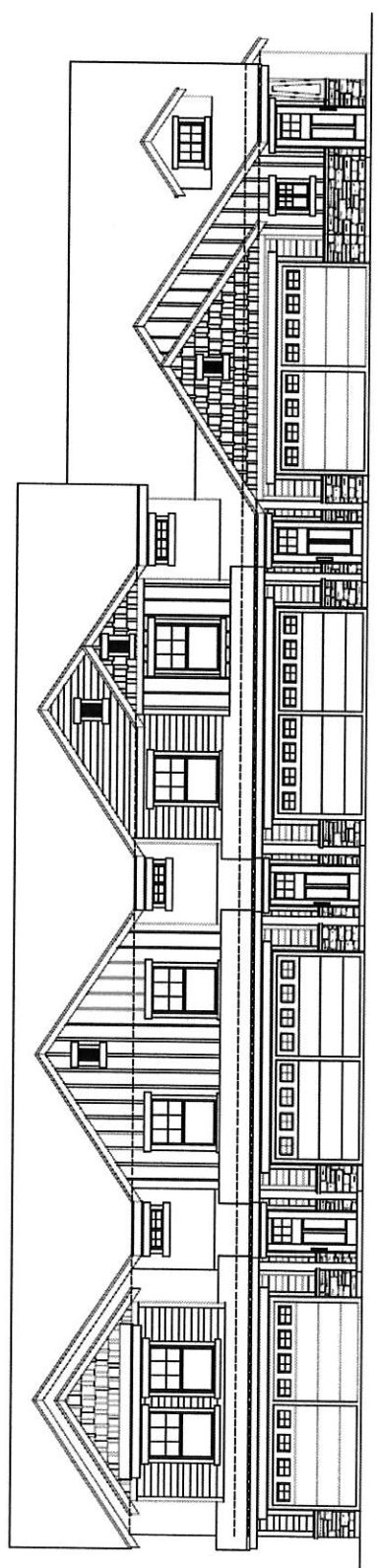
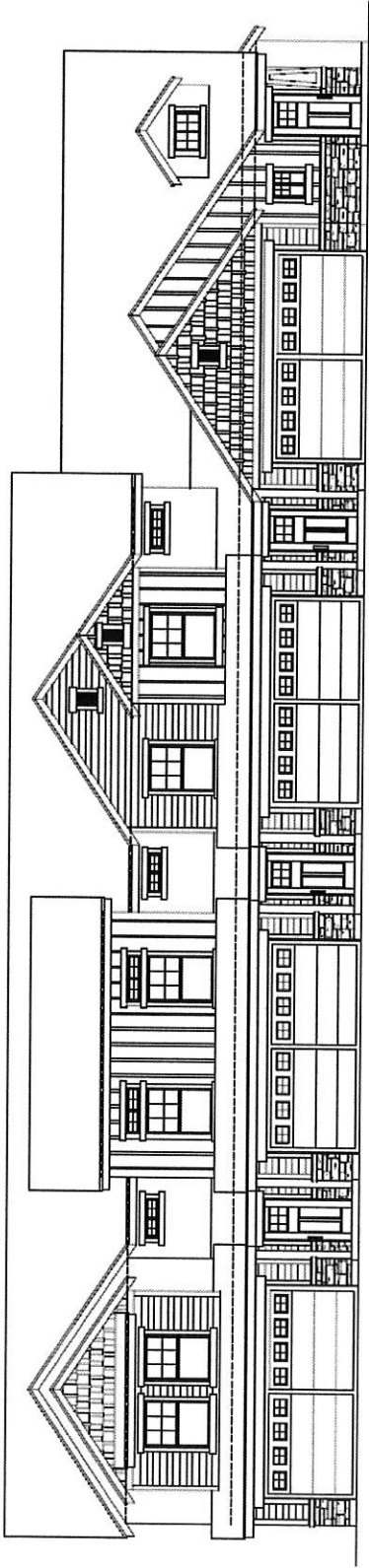




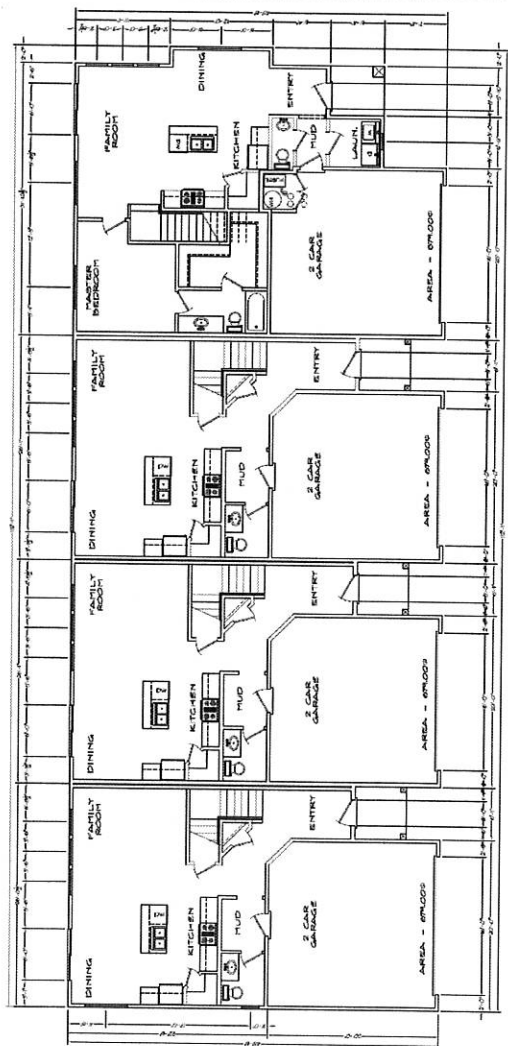
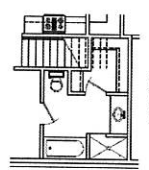
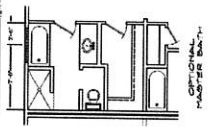
FRONT ELEVATION



BACK ELEVATION









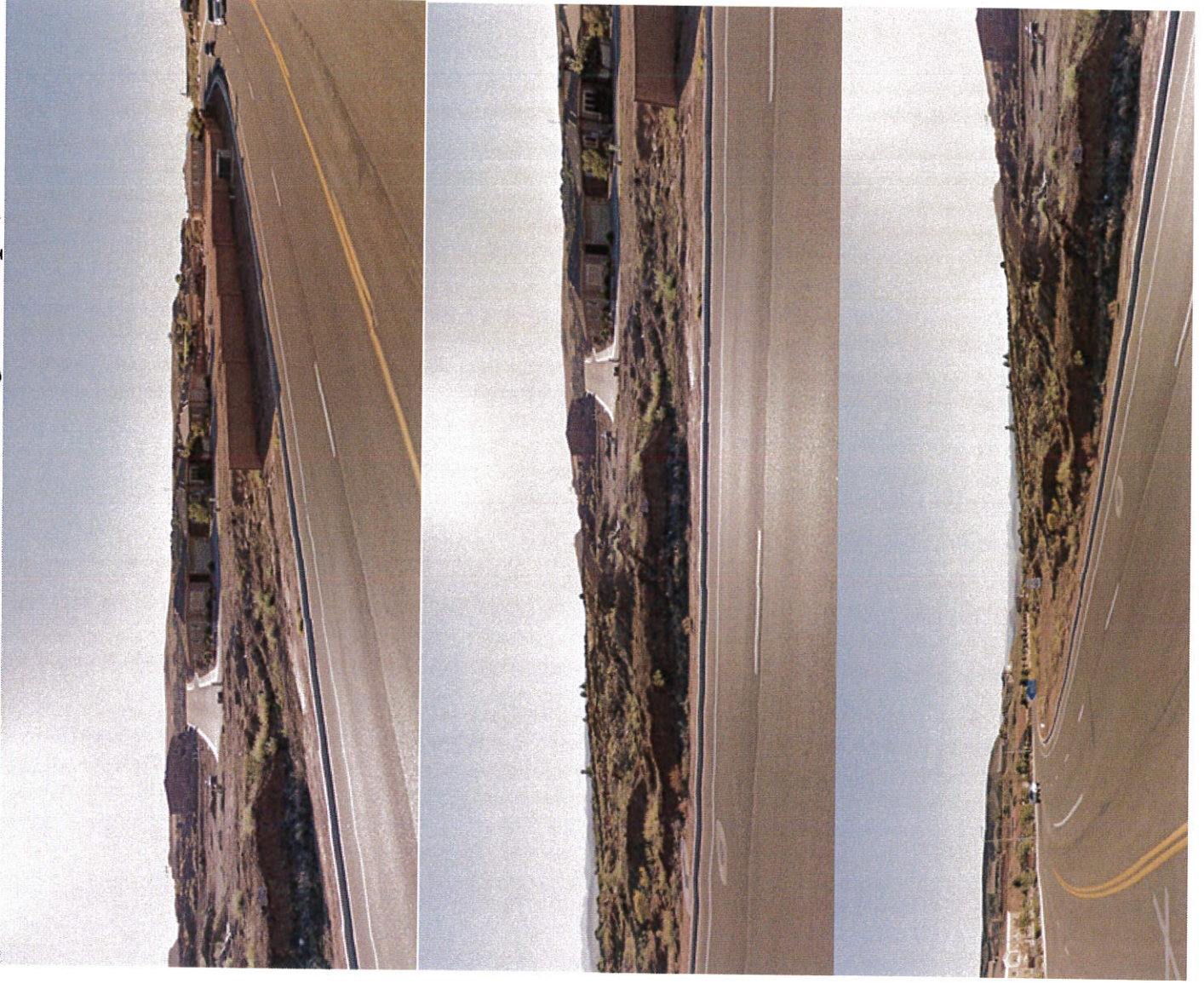


Two-Story Homes  
Joshuas at Southgate Phase 2 & 3





Street View(s) (Google Maps)





May 4, 2014

Good Day

This is in regards to the Joshua of Southgate proposed short term vacation rentals; It is not a good fit into the existing single family communities for numerous reasons.

There is a large percentage of snowbird residences which will be prime targets for numerous types of unlawful acts. As well as put all the other residences at a similar risk.

The golf course will no doubt be used illegally for their pleasure whether golfing, playing games or seeing who knows what down the fairways.

Not having to have any investment, background checks or vetting and being on the I-15 corridor you can look forward to the very great possibility of any type of illegal activities including the "cooking" of all sorts of drugs, distribution to the young in the schools and surrounding areas. Plus, as has happened in many other parts of the country with similar type of short term vacation rentals, this can result in fires, explosions and deaths.

The additional costs to the city for increased services required could be sizable.

Area residents have expressed their concerns regarding safety, traffic, costs and loss of revenue to the city, the right to the quiet enjoyment of our properties, maintaining the value of our properties and not changing the fabric of the communities.

Please listen closely to the residents and their concerns and **DENY** this project and any similar proposals.

Sincerely,

Sam E. Sullivan  
Synette Sullivan

May 3, 2016

John R. Willis  
Planning Manager  
City of St. George  
175 East 200 North  
St. George, Utah 84770

Dear Mr. Willis,

We (Neal and Carolyn Bennion, property owners of 2208 South Legacy Drive) have many questions/concerns with regard to the General Plan zoning and short-term rental standards Case Number 2015-ZC-037 that proposes to rezone The Joshuas, Phase 2 from R-3 to PD-R and amend the existing PD-R for Phase 3, as well as to allow short-term rentals for proposed and existing units for Phase 2 and Phase 3. After careful review of the current St. George General Plan, it is our opinion that the proposed zone change and amendment of the PD-R zone are inconsistent with the policies contained therein. Following are our findings:

- Section 6.2.1 of the General Plan states that all zoning and other land use decisions shall be consistent with the General Plan. The General Plan was amended on February 4, 2016, to change from low-density residential to medium-density residential on a total of 20.43 acres located on Tonaquint Drive north of Southgate Golf Course (The Joshuas, Phase 2 and Phase 3). The General Plan amendment was APPROVED WITHOUT DISCUSSION from existing property owners within the requested zone area. (As a property owner within 500 feet, we were NOT notified by phone, e-mail, or letter, which would have given us the opportunity to appear before the City Council to discuss the proposed change.) Apparently, The Joshuas, Phases 1 and 2 R-3 zoning exceeded the low-density criteria; consequently, the General Plan was amended to correct the issue and allow medium-density residential land use. This amendment now allows Church Properties LLC The Joshuas, Phase 3 to proceed with the proposal to consider a 20-unit townhouses (five, two-story townhouses with four dwelling units each) and 44 single-family patio houses.
- Although the General Plan amendment allows the change of maximum density to nine dwelling units rather than four dwelling units per acre, we are OPPOSED to the two-story townhouses that include four units in a single building and the medium-density residential proposal.
- Growth Supporting Objective D (pages 4-6 of the General Plan) states that "...new development is organized as neighborhoods, and is integrated with existing neighborhoods..." The introduction of two-story, short-term rental units in addition to the substantial increase in density is inconsistent with the existing single-story, owner-occupied character of the surrounding neighborhoods. Therefore, we are OPPOSED to the proposed changes because the development would NOT be integrated with the adjoining neighborhoods.
- Section 6.3.1 of the General Plan states that the city will zone land consistent with the General Plan. The city must also take into account compatibility with adjacent land uses. We believe that Church Properties LLC has ASSUMED ENTITLEMENT to higher densities. As previously stated, the increase in density is INCOMPATIBLE with the surrounding low-density residential neighborhoods.



- Section 6.1 of the General Plan states that property-specific conditions are taken into account when the Planning Commission and City Council are requested to zone, rezone and/or grant a building permit for a specific parcel. Therefore, we are OPPOSED to the proposed changes because the development would allow short-term rentals in existing single-family, residential areas.
- Further, the purpose of Section 10-14-21.A of the City Zoning Ordinance is to ensure compatibility with existing residences and preserve the existing character and property values of the community. (On April 22, 2016, the City of St. George posted the following: "In honor of Earth Day and the extraordinary place we live, city employees organized a clean-up along Red Hills Parkway this a.m." "Don't waste Dixie!") Based on these points, we recommend that the Planning Commission NOT approve the zone change and amendment to the PD-R zone.

We are property owners within 500 feet of the requested zone change; consequently, we will be directly impacted by the requested proposal to allow short-term rentals for the proposed and existing dwelling units for The Joshuas, Phase 2 and Phase 3. Allowing The Joshuas, Phase 3 addition of 44 new patio houses and 20 new townhouses plus The Joshuas, Phase 2 dwelling units for a total of 109 and allowing short-term rentals will severely impact the existing peaceful residential setting.

To date, Church Properties LLC has succeeded in getting the General Plan changed from low density to medium density for the proposed development of The Joshuas. Please do NOT recommend the proposed zone changes to the City Council.

Enclosed is an approximate layout of the proposed location of The Joshuas, Phase 3 patio houses and townhouses (four-plex units) in relation to our house.

Thank you for considering/responding to our concerns,

*Neal W Bennion*  
*Carolyn Bennion*

Neal and Carolyn Bennion

[REDACTED]

St. George, Utah 84770

Cell phones: [REDACTED]

E-mails: [REDACTED] or [REDACTED]

cc:

Mayor: Jon Pike

City Manager: Gary Esplin

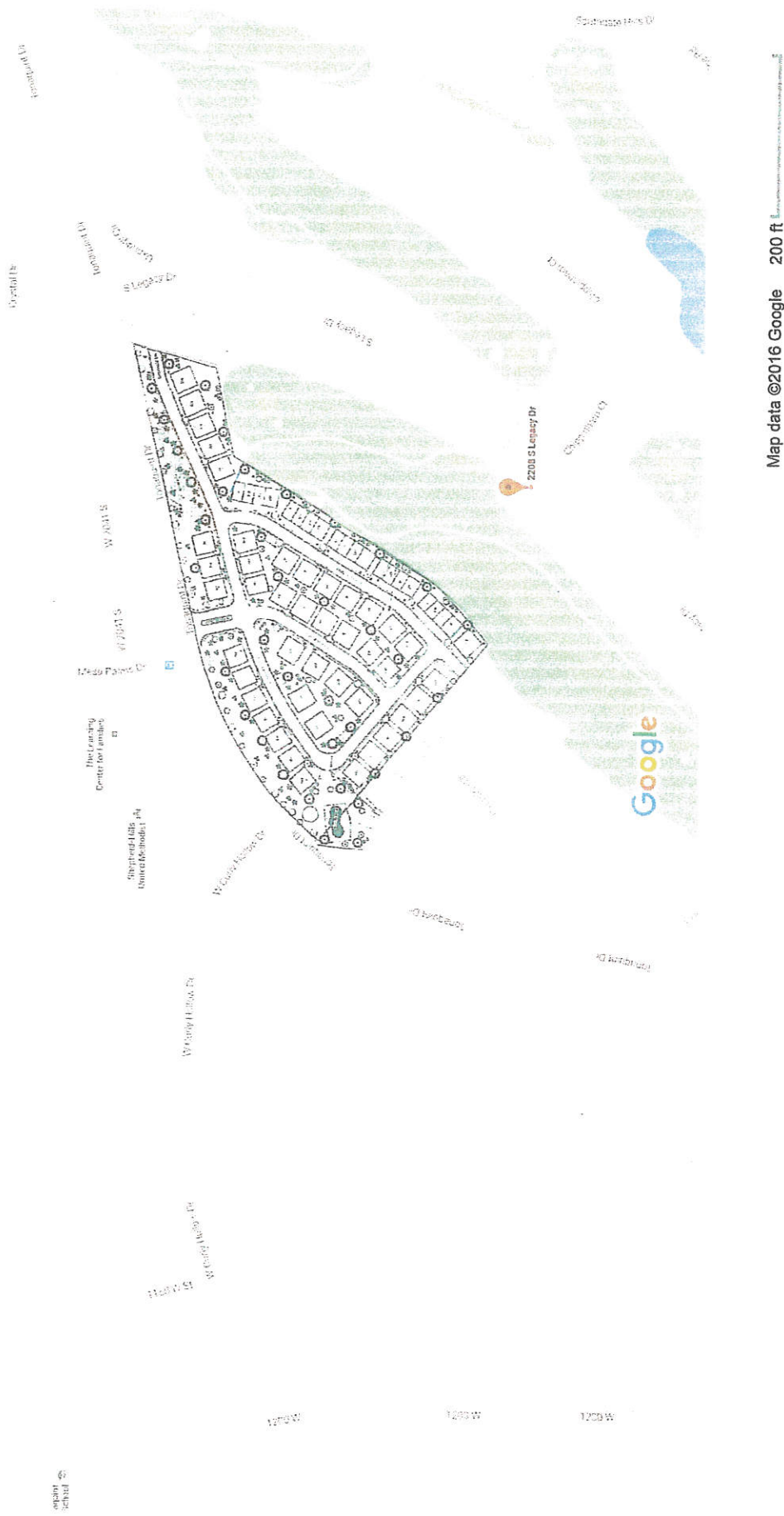
Councilwoman: Bette Arial

Councilman: Ed Baca

Councilman: Joe Bowcutt

Councilman: Jimmie Hughes

Councilwoman: Michele Randall



2208 S Legacy Dr  
St George, UT 84770



**Diana Lemmon**

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**From:** Brian Dower [REDACTED]  
**Sent:** Tuesday, May 03, 2016 7:49 AM  
**To:** John Willis  
**Subject:** 2015-ZC-037; The Joshuas at Southgate

Mr. Willis,

I am writing to express my opposition to the application for zoning change in The Joshuas at Southgate, case 2015-ZC-037.

I believe this will negatively impact the area with safety and property values being lowered, and crime increased. Much like the Shadow Mountain neighborhood/area has done, that many of us moved from.

I urge you to oppose this zoning change.

Thank you for your attention and consideration.

Brian Dower

**Diana Lemmon**

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**From:** Coyston Jim [REDACTED]  
**Sent:** Tuesday, May 03, 2016 8:00 AM  
**To:** John Willis  
**Subject:** Case No 2015-ZC-037 - The Joshuas at Southgate

Good Day Mr Willis,

We are concerned residents of The Legacy at Southgate regarding the proposed zoning changes of Phases 2 and 3 of the Joshua's.

Adding 109 short term vacation rentals including five two story four-plexus will create havoc in the lifestyle we paid for when we purchased our home in the Legacy. Our main reasoning for the Legacy purchase was/is the quietness this community offered. We envision hundreds of people along with their boats, off road vehicles, trailers etc invading our privacy and potentially leading to an increase in crime in our community.

We also envision a damaging negative effect on our property values. We urge you to drive through our serene community and experience the positive feel it emits. Beautifully well landscaped properties, clean, quiet streets, literally no traffic and residents that care for their homes. We do not want this to change in any way.

While we are unable to attend the May 10 hearing we write to you to express our concerns and request that this zoning change not be approved.

We thank you for your time in reading our email and for taking our concerns into consideration.

Thank you.

Kind regards,

Jim and Trish Coyston

[REDACTED]  
St George, UT 84770



## Diana Lemmon

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**From:** Lisa Anjewierden [REDACTED]  
**Sent:** Tuesday, May 03, 2016 7:44 AM  
**To:** John Willis  
**Subject:** Case No 2015-ZC-037

Dear Mr. Willis and the St. George Planning Commission,

We are writing concerning the zoning changes planned for the Joshuas Phases 2 and 3 (case no. 2015-ZC-037). We are expressing our **opposition** to the zoning plan change. We are **opposed** to short term rentals in our neighborhood. We have the following concerns in changing the zoning to allow what is essentially a hotel in our neighborhood.

We are concerned about the amount of traffic this will bring into our neighborhood.

We are concerned about bringing people into the area who are not invested in keeping the property a safe place for all of us.

We are concerned this will bring 100's of strangers very close to our intermediate school and to children walking to and from school.

We are concerned about what kinds of rules these short term tenants will have. Where will they park? What will they do with their RV's and boats? What will be the rules regarding pets?

We are concerned about the increased amount of noise this will bring into our quiet, peaceful neighborhood. Will this bring increase noise late into the night? Will people be arriving late in the night to these rentals?

We are concerned about the possibility of increased vandalism and theft occurring when so many transient people are shuttling through our neighborhood.

We are concerned the proposed changes will have an affect on the property values of our homes. Should we choose to sell our homes having daily rentals in our neighborhood will make the area less desirable. Would you want a hotel in your neighborhood?

We hope you will consider our concerns as you make this zoning change decisions. When we purchased our home, we chose to live in this area based on the fact there were no short term rentals in our area. Please keep our neighborhood a safe and peaceful place. Thank you for your consideration.

Dirk and Lisa Anjewierden  
[REDACTED]

Sent from Mail for Windows 10

**Diana Lemmon**

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**From:** Clifford Hausman [REDACTED]  
**Sent:** Tuesday, May 03, 2016 11:48 AM  
**To:** John Willis  
**Subject:** Phase 2/3 of Joshuas--short term rentals

Dear Mr. John Willis,

Reference: Case No. 2015-ZC-037

As a resident in the Southgate at Legacy homes, I am *\*against\** the construction of 109 Short Term Vacation rentals. I believe my peace, tranquility, enjoyment of my living surroundings and my safety would be greatly affected by all the additional traffic, people, congestion and noise.

I am respectfully demanding that the short term rentals *\*not be allowed\** and *\*not be constructed\** near my vicinity.

Sincerely,

Cliff Hausmann  
[REDACTED]



**Diana Lemmon**

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**From:** Kent Matheny [REDACTED]  
**Sent:** Tuesday, May 03, 2016 11:21 AM  
**To:** John Willis  
**Subject:** Rezoning Joshuas

Dear Mr. Willis,

I am Kent Matheny, resident at [REDACTED] in the Legacy at South Gate development. I urge you to vote against rezoning the Joshuas from residential to the zoning category that would allow short term even overnight rentals.

Thank you for your service to the community on the Planning Committee.

Kent Matheny

[REDACTED]

[REDACTED]

**Diana Lemmon**

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**From:** Clifford Hausmann [REDACTED]  
**Sent:** Tuesday, May 03, 2016 11:45 AM  
**To:** John Willis

Dear Mr. John Willis,

Reference: Case No. 2015-ZC-037

As a resident in the Southgate at Legacy homes, I am *\*against\** the construction of 109 Short Term Vacation rentals. I believe my peace, tranquility, enjoyment of my living surroundings and my safety would be greatly affected by all the additional traffic, people, congestion and noise.

I am respectfully demanding that the short term rentals *\*not be allowed\** and *\*not be constructed\** near my vicinity.

Sincerely,

Cliff Hausmann  
[REDACTED]



May 2, 2016

Planning Commission  
City of St. George  
175 E. 200 North  
St. George, UT 84770

Re: Case No. 2015-ZC-037  
Proposed Zone Change for The Joshuas at Southgate Phases 2 & 3

Dear Commissioners

I am extremely concerned about a proposed zoning change being considered by the city. The proposed zoning change is for The Joshuas at Southgate Phase 2 and Phase 3. Which I understand would allow the developer to build over a hundred short term rental structures on this property. The proposal would allow for up to 500 people to be renting overnight accommodations in the middle of several established residential neighborhoods and would certainly have an adverse effect on their quality of life. The area does not have the infrastructure to support such a volume of traffic in terms of both people and vehicles in these quiet neighborhoods.

Short term rental properties are a commercial enterprise that should be located in an area designed for higher density use with the infrastructure to support this higher density activity. The Southgate area is a group of homogeneous residential neighborhoods designed to be in harmony with the existing zoning. A change in zoning in the middle of these neighborhoods would be very detrimental to the surrounding properties. The Joshuas subdivision has very narrow private streets not designed for the kind of traffic associated with a commercial activity. There is not adequate parking for all of the vehicles associated with daily rentals in terms of a large number of cars, boats, ATVs etc. This high volume of traffic is bound to spill over and intrude upon neighboring properties.

I believe the introduction of these commercial uses of property will also be a detrimental influence upon the neighboring schools, churches, and adjacent city owned golf course created by the high density use lacking in adequate facilities to support such uses. These proposed structures should be built in an area currently zoned for high density use in accordance with the City's zoning master plan such as properties in conjunction with the Dixie Convention Center and other areas in the city zoned for hotel/motel type uses. Short term rentals do not belong in the middle of existing residential neighborhoods.

I am most concerned about the effect of this proposed land use changes will have on the value of all neighboring properties in the Southgate area. I am a real estate appraiser and the former Assessor in Washington County, and in my judgement, the proposed high density (commercial) use of these properties will have the effect of significantly lowering the market value of most other properties in the Southgate area. Not only harming the other property owners in the area but would also result in a loss in property tax revenues to the City due to the lowering of values on

surrounding neighborhoods. I believe these losses in value far out weigh any increases in value attributable the construction of the proposed short term rental units themselves.

My last objection to the proposed zoning changes deals with the relationship of all of the Southgate property owners and the City. Through zoning the City assured the home owners of what kind of a neighborhood they would live in when they purchased their homes. If this change in zoning occurs the city has not lived up to its obligation to its citizens in the Southgate area to maintain the single- family friendly environment established by the current zoning.

I respectfully request that the St. George Planning Commission deny the request for a zoning change. In my judgement, this would be in the best interest of a consistent public policy and respecting the rights of ownership for neighboring properties.

Respectfully Submitted,



Arthur L. Partridge

[REDACTED]  
St. George, UT

[REDACTED]



May 1, 2016

Mr. John Willis  
Planning & Zoning Manager  
City of St. George  
St. George, Utah 84770

Re. Case No. 2015-ZC-037; The Joshuas at Southgate

Dear Mr. Willis,

I am vehemently opposed to 109 short-term vacation rentals literally in my backyard. My home faces the ridge on the opposite side of the golf course where these proposed units are to be built.

- A zoning change is not in order for this single dwelling residential community. I purchased this property and had my home built 18 years ago because of this quiet location and because of the zoning in place.
- Increased vehicular traffic, perhaps as many as 200 vehicles, will create congestion in the surrounding neighborhoods.
- There will be many leisure toys brought with the vacationers to try to maneuver the small streets within the Joshuas, motorbikes to ride the streets and ATVs to run the hills behind the Tonaquint residential community.
- The noise level created by teenagers and partying vacationers will echo across the golf course. Visiting sports teams or other competitive teams renting the units are not going to quietly retire at 10 pm.
- After hours, the golf course will become one big playground for teenagers and pets.
- Vandalism and pranksters will become an increased concern for those of us with homes facing the Joshuas.
- I also don't want to lose my beautiful view of Snow Canyon and the red hills to multi-level housing. The views are what we all love about St. George.

Please don't change the zoning to accommodate Corbin Church's desire for the maximum financial gain to himself. His development, on a lesser scale, and the City of St. George's future revenue will still be achieved.

Single-family homes are certainly acceptable, but please site them slightly below the ridge that borders the golf course. Seeing the backs of homes with their trashcans and other litter is really unsightly. That is currently the situation with the homes that have already been built.

Sincerely,

A handwritten signature in cursive script that reads "Julie Molen". The signature is written in dark ink and is positioned above the printed name.

Julie Molen, Legacy Southgate

## Diana Lemmon

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**From:** Dave Newman [Dave.Newman@imail.org]  
**Sent:** Monday, May 02, 2016 9:13 AM  
**To:** John Willis  
**Cc:** Annelies Newman  
**Subject:** Oppose -- Case No. 2015-ZC-037 (The Joshuas at Southgate): Short-term Rental zoning

John,

Writing to express my strong opposition to the proposed zoning change in subject line above.

I live in the Tonaquint area. Many of my neighbors and I have discussed this proposed change and are concerned. The consequences of the proposed change are a concern for the safety and tranquility of our neighborhood.

Please know of my concern and opposition to this proposed change.

**Dave Newman**

Senior Outcomes Analyst | SWR Administration  
Office: 435.251.2093 | Cell: 801.520.8423  
[david.newman@imail.org](mailto:david.newman@imail.org)





**Diana Lemmon**

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**From:** Anette Scott [REDACTED]  
**Sent:** Monday, May 02, 2016 9:46 PM  
**To:** John Willis  
**Subject:** 100% against case # 2015-ZC-037

Dear Mr John Willis.

I had called the City of St George but of course no one ever answered

There Phones.

I just got a Letter that you want to rezone a Residential zone to a

Commercial Zone.

25 Years of Investing in a Home in St George paying my License and Taxes during that Time. I research this Area very well and moved here finely to enjoy my Retirement. Because this City is in the Pocket of Land Owners and Builders my Life should not be changed for ever I live across in the Legacy.

Not only would it be Noisy lots of Crime Drinking Parties and most likely Drugs.

We would have the Police here every evening.

Because it would be a Hotel with out a Front Desk.

I had problems with that piece of Land there dumbing Rocks making it ugly and and not nice for the Golfer.

Corbin Church must have just bought this Piece of Land and he knew it was A Resident Zone.

Why should he have the right to change it or the City.

Who will be responsible for loss of our Property.  
Dangerous Traffic, for the School Kids walking home  
from school.

You have no control if Sex Offenders will rent there. Will  
you personally take Liability for it?

Is it worse it for a Landowner just because he has Money?  
Does the City don't care for Citizen Seniors And there  
Children to endanger them.

The Traffic now is already very bad.

And who ever oked those ugly Houses they just built at  
The Josuhas

O you people oked them too.

Around the Golf Course ugly who wants to buy those one  
step and there are at the golf Course.

Never should those have been allowed as we all say City  
is in the Pockets of Land owner and Builders otherwise  
such Homes should have not been allowed here at the  
Golf Course.

As it is people from Joshuas are using in the Evening the  
Golf course

To run their Dogs.

What do you think will happen They will be people who  
do not care will have noisy drinking Parties Trash and  
Bottles will be all over the Golf Course Dogs will poop all  
over the Golf course.

There are 2 Schools it will no longer be safe for them.



A Nursery Home not safe for them and they will not be able to have the quite Time they deserve.

Utah has very strict Liquor Laws. There are 2 Churches right across the Street so you can see Donald Trump and Bernie is right our Government is corrupt starting with Washington Capital City and Local City.

No wonder people are upset and voting the way they do this Year.


Ps also Note that you know 50% of Home Owners do leave in May and you put the Meeting right in the middle of it .

So please for Once put citizens first leave it as it was meant to be safe

For all of us.

Let it be Residential and Church can build his Home outside where no one cares in an Industrial Zoned Area.

Anette Scott

  
St George Utah

I'm against it 100% just in case you do not read this Letter

Case # 2015-ZC-037%

Sent from my iPad  
National Papers  
Anette Scott

**Diana Lemmon**

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**From:** Emelene Barna [REDACTED]  
**Sent:** Monday, May 02, 2016 10:42 PM  
**To:** John Willis  
**Subject:** CASE No. 2015-ZC-037; The Joshuas at Southgate

May 2, 2016

I am writing this letter **in opposition to the change in zoning on Phases 2 and 3 commissioned by Church Properties LLC for the approval of building short term vacation rentals.**

This type of zoning will enable hundreds of people to go in and out of our neighborhoods daily with boats, trailers and other vehicles which will cause undue traffic problems day and night for residence along Tonaquint and Dixie Drive and create unsafe conditions in and for our neighborhoods. This location is the worst location I could think of putting this type of complex due to neighboring:

1. Schools
2. Retirement communities
3. Homes

Was there was a feasibility study written to support this proposal? Who conducted the study, and what and who responded would have been recorded; therefore a matter of public record.

The lack of services for transients is only the start of my concerns.

**Some additional concerns being of safety for our children and elderly along with diminished property values and discouraging or halting of any additional construction of NEW high end homes within the surrounding neighborhoods.**

Sincerely consider halting the application of Case No. 2015-ZC-037.

Emelene Barna  
of Tonaquint Terrace



**Diana Lemmon**

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**From:** linda knight [REDACTED]  
**Sent:** Monday, May 02, 2016 3:11 PM  
**To:** John Willis  
**Subject:** Case 2015-ZC-037

Mr. Willis,

We, as owners in Legacy at Southgate, have been made aware of a Zone Change and construction project that is proposed for the area north of the tennis courts at Legacy and will also include part of the Joshua Subdivision. This zone change will allow for nightly rentals in this area.

This change of zoning will negatively impact the quality of life in our neighborhood as well as decreasing our property values. It will also significantly increase safety and security concerns.

We hope that you will not take our concerns lightly in determining whether a zone change is appropriate for the proposed construction project.

Sincerely,

David and Linda Knight

[REDACTED]

St. George, UT

**Diana Lemmon**

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**From:** Rick Gunn [REDACTED]  
**Sent:** Monday, May 02, 2016 2:55 PM  
**To:** John Willis  
**Subject:** Requested zone change.

Regarding the zone change request, I would like to go on record that they are not allowed to proceed with the request. I own a lot that oversees the area and as the were building the ones that are now up they continually traveled over my lot tearing up my Lot and the no trespass sign that I have posted. These people have no regard for other people if you have guesting please feel free to notify me.

[Sent from Yahroo Mail on Android](#)



**Diana Lemmon**

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**From:** terrel seely [REDACTED]  
**Sent:** Monday, May 02, 2016 12:16 PM  
**To:** John Willis  
**Subject:** Case number 2015 – ZC – 037 The Joshua's at Southgate

Mr. Willis, We're writing concerning the proposed change to zoning for phases two and three of the Joshua's case number 2015 - ZC - 037 The Joshua's at Southgate.

We live at [REDACTED] which is adjacent to this proposed project to construct 109 short-term rentals on Tonaquint Drive.

My wife and I are asking that you and your planning commission please consider the adverse effects this project will have on our homes and streets.

We believe this is the wrong choice for the use of the property. This proposed change would devalue our property and strain our quiet- lifestyle in this largely senior resident home area.

Glenda and I thank you for your service as a committee to make decisions that are best served in our communities. Please consider our regards as stated.

Terrel and Glenda Seely

Sent from my iPhone

**Diana Lemmon**

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**From:** Jabe Sandberg [REDACTED]  
**Sent:** Monday, May 02, 2016 1:04 AM  
**To:** John Willis  
**Subject:** Zoning change for the Joshuas (2015-ZC-037)

I am concerned about the proposed zoning change for the Joshuas Phases 2 & 3 (Case No. 2015-ZC-037). I believe that the heavy building, and influx of people would devalue the property I own (in Legacy). Please do not approve it.

Thank you  
Jabe Sandberg  
Chandler, AZ



May 1, 2016

John Willis  
Planning Manager  
175 East 200 North  
St George, Utah 84770

Re: Case No. 2015-ZC-037 "The Joshuas at Southgate"

Dear Mr. Willis:

Please reject the zoning change requested by Church Properties LLC. The St. George area is a very special place. It's growing very fast, but in a good way. This can be a positive thing for the City and surrounding areas as long as the zoning is done correctly. We cannot allow zoning changes to ruin existing neighborhoods.

There is no question that vacation properties and multiple units should be built in the correct areas for these types of projects. They would definitely have a negative effect on the Southgate and Tonaquint area where I live. We have been very happy here and do not want to see the neighborhood changed and degraded by what has been proposed by Church Properties LLC.

Thank you for your consideration of this matter. Please vote no on the zoning request by Church Properties LLC. Case No. 2015-ZC-037 "The Joshuas at Southgate".

Respectfully,

A handwritten signature in cursive script, appearing to read "Bryan Johnson".

Bryan Johnson

[REDACTED]  
St. George, Utah 84770

## Diana Lemmon

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**From:** cheryl johnson [REDACTED]  
**Sent:** Sunday, May 01, 2016 11:00 PM  
**To:** John Willis  
**Subject:** Please consider . . .

Mr. Willis

I am writing in regard to case #2015-ZC-037; The Joshuas at Southgate:

I have several concerns about changing the zoning so vacation rentals can be built in our neighborhood:

1. Traffic on Tonaquint Drive will increase--many more vehicles to travel with school buses on an already busy roadway and roundabout.
2. The rentals are too close to the Beehive Homes and school, as well as residents-- many retirees who live quiet, peaceful lives.
3. The uncertainty of who is coming and going--having access to our streets and neighborhoods, is unsettling.

I know people who are so alarmed that they are talking of selling and moving away because of what the future changes may hold. Others, who live on the golf course and will look across to the new building site, are afraid they may not be able to sell their property. I am certain that all of Southgate will feel the impact in one way or another.

we don't want it. We want the property to be developed into homes, not short term rentals!



**Diana Lemmon**

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**From:** bruce m [REDACTED]  
**Sent:** Sunday, May 01, 2016 10:25 PM  
**To:** John Willis  
**Subject:** Zoning change Re: Case No. 2015-ZC-037

May 1, 2016

Mr. John Willis  
Planning and Zoning Manager  
City of St George  
St George, Utah 84770

Re: Case No. 2015-ZC-037

Dear Mr. Willis,

I am writing to voice my strong objection to the proposed zoning change to Phase 2 and 3 of the Joshuas located on the east side of Tonaquint drive.

When I invested in my home in The Legacy 18 years ago, I did so with some assurance that future homes contiguous with The Legacy, would continue to be zoned as single story residential homes. Monte Ough was quite candid when he said we could plan on future homes being built on the opposite side of the fairway, but they would be one story residential homes. I am opposed for the following reasons.

1. Short term vacation rentals are glorified motels with individual units and are incompatible with the surrounding community.
2. There will be a significant increase in traffic on Tonaquint and the joining streets.
3. Parking of trailers, motor-homes and recreational vehicles on the local streets.
4. There will likely be problems with drinking and party noise after 10:00 pm. with it's attendant vandalism.
5. The value of my home and property will be adversely affected for the financial gain of Corban Church and his investors.

Sincerely,

Dr. Bruce Molen  
[REDACTED]

**Diana Lemmon**

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**From:** Julie Molen [REDACTED]  
**Sent:** Sunday, May 01, 2016 4:42 PM  
**To:** John Willis  
**Subject:** Case No. 2015-ZC-037; the Joshuas at Southgate

May 1, 2016

Mr. John Willis

Planning & Zoning Manager

City of St. George

St. George, Utah 84770

Re. Case No. 2015-ZC-037; The Joshuas at Southgate

Dear Mr. Willis,

I am vehemently opposed to 109 short-term vacation rentals literally in my backyard. My home faces the ridge on the opposite side of the golf course where these proposed units are to be built.

- A zoning change is not in order for this single dwelling residential community. I purchased this property and had my home built 18 years ago because of this quiet location and because of the zoning in place.
- Increased vehicular traffic, perhaps as many as 200 vehicles, will create congestion in the surrounding neighborhoods.
- There will be many leisure toys brought with the vacationers to try to maneuver the small streets within the Joshuas, motorbikes to ride the streets and ATVs to run the hills behind the Tonaquint residential community.
- The noise level created by teenagers and partying vacationers will echo across the golf course. Visiting sports teams or other competitive teams renting the units are not going to quietly retire at 10 pm.
- After hours, the golf course will become one big playground for teenagers and pets.
- Vandalism and pranksters will become an increased concern for those of us with homes facing the Joshuas.
- I also don't want to lose my beautiful view of Snow Canyon and the red hills to multi-level housing. The views are what we all love about St. George.

Please don't change the zoning to accommodate Corbin Church's desire for the maximum financial gain to himself. His development, on a lesser scale, and the City of St. George's future revenue will still be achieved.

Single-family homes are certainly acceptable, but please site them slightly below the ridge that borders the golf course. Seeing the backs of homes with their trashcans and other litter is really unsightly. That is currently the situation with the homes that have already been built.

Sincerely,

Julie Molen, Legacy Southgate



**Diana Lemmon**

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**From:** Scott Bodine [REDACTED]  
**Sent:** Sunday, May 01, 2016 12:24 PM  
**To:** John Willis; kimberly@camutah.com  
**Subject:** Concern with the Joshua Project on Tonaquint

Dear Mr. Willis,

I am not in favor of limiting the ability of others to obtain the wonderful living environment that I have been able to find and enjoy in St. George. I realize that this means growth and development within the ability of resources available to support it. However, I am strongly opposed to development that takes away from existing residents and their quiet enjoyment of the property they already own. The stated intent to build multi-level in the Joshua project certainly will negatively impact the view-shed of property owner in Legacy. I would ask that you support further development of the Joshuas, but restrict multi-level development that will block the view of existing Legacy properties.

I am not in favor of night-to-night rentals either, but am not sure its within my rights to demand that be prevented.

I have been very impressed with the management of St George City in terms of building a high quality of life in development. Please continue that track record in opposing and preventing the building of multi-level housing in the Joshuas.

Sincerely,

Scott Bodine, Owner

[REDACTED]  
St. George